

3,780 SF Office/Retail

FOR LEASE

The Shores

3150 Lexington Ave N
Shoreview, MN 55126



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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



The Shores

3150 Lexington Ave N,
Shoreview, MN 55126

- Unit 3152 - 1,436 sf and Unit 3158 - 2,344 SF of 1st floor office/retail space available for lease in the The Shores community.
- Rent: \$16 annual/psf Gross
- Great building location right next to Bethel University
- In close proximity to Roseville and Minneapolis
- Signage opportunities available
- White Shell Space
- Zoned PUD (Planned Unit Development)
- Within walking distace from Lake Josephine

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Demographics

| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|--------------|---------------|----------------|----------------|
| Population | 8,786 | 66,360 | 215,445 |
| Households | 3,587 | 27,866 | 87,957 |
| Daytime Pop. | 8,730 | 81,817 | 228,569 |
| Avg. HH Inc. | \$120,622 | \$100,814 | \$96,594 |

PROPERTY

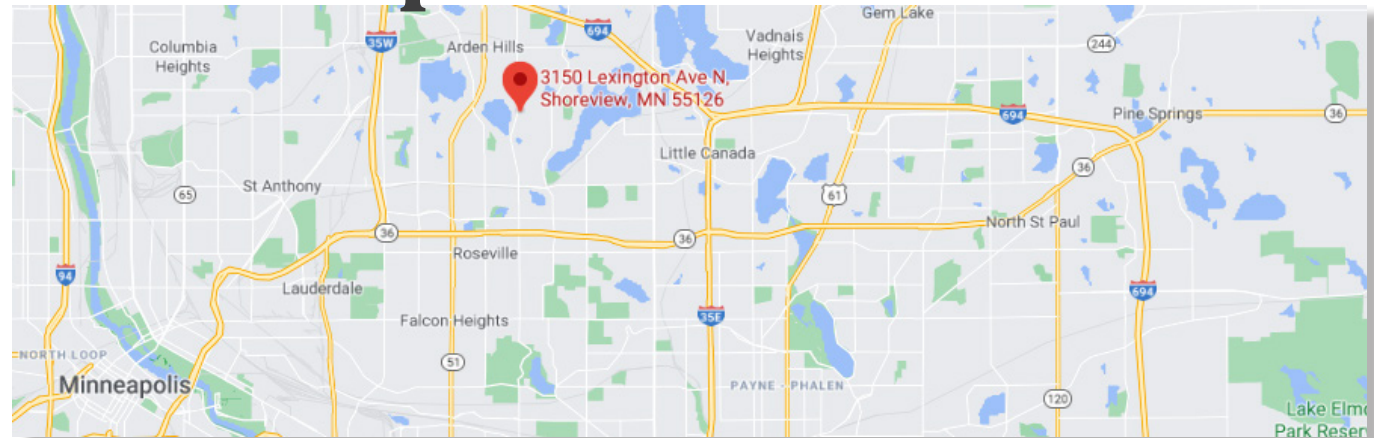
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Area Map



Trade Map



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About

Shoreview is a suburb of St. Paul with a population of 26,627. Shoreview is in Ramsey County and is one of the best places to live in Minnesota. Living in Shoreview offers residents a dense suburban feel and most residents own their homes. In Shoreview there are a lot of parks. Many young professionals live in Shoreview and residents tend to have moderate political views. The public schools in Shoreview are highly rated.

On March 14, 1957, a group of citizens, feeling the inadequacy of a township government, presented a petition to the Ramsey County Board of Commissioners that called for the incorporation of the Village of Shoreview. After a bitter dispute, an election was held at the Snail Lake School and the incorporation of Shoreview was approved by a vote of 853 to 748. On April 23, 1957, Shoreview was officially incorporated. At this time, Shoreview had a population of 5,231 and an assessed valuation of \$1,884,000. On May 23, 1957, Kenneth Hanold was elected the first mayor.

On December 10, 1963, Interstate Highway 694 was opened through Shoreview. The present three TV towers have become familiar landmarks in Shoreview and are the tallest structures in the metro area.

On November 5, 1963, in order to better deal with the village's growing population, the citizens of Shoreview voted to shift to a "Plan A" form of government under which the village clerk and treasurer were appointed rather than elected. Shoreview became a city on January 1, 1974 through an act of the State Legislature. With a population of over 14,000, the residents voted in November 1974 to adopt the present "Plan B" Council-Manager form of government.

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Mobility Scores



16

Car Dependent



20

Little Transit



37

Bikeable

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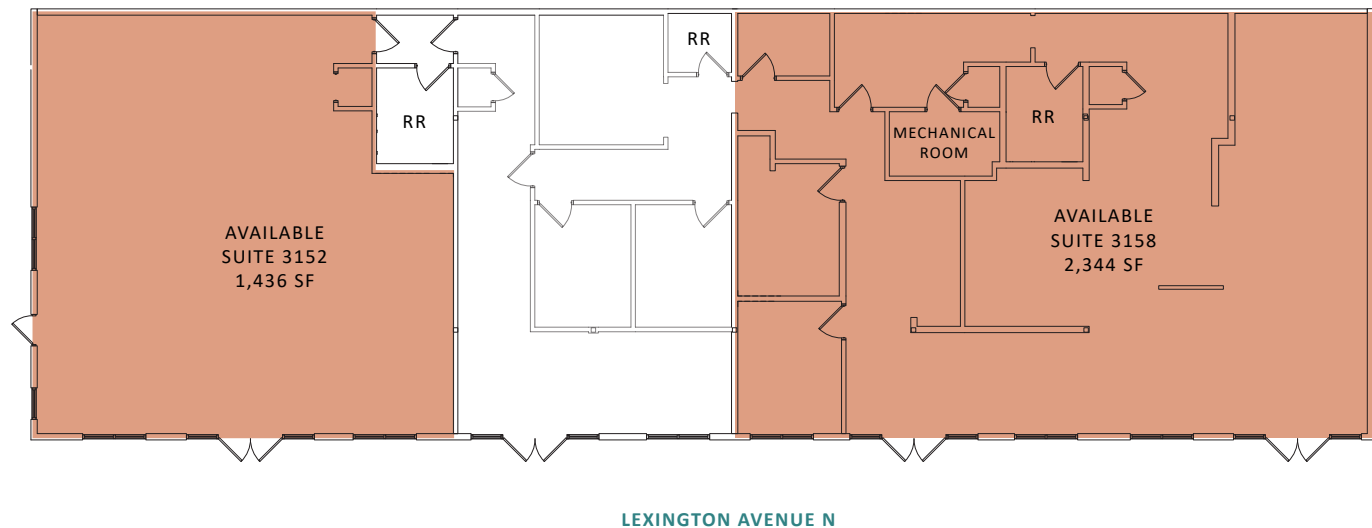
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Available Spaces



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Lexington Shores

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Shoreview, MN 55126

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